

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 33 William Street, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$870,000 & \$950,000

Median sale price

Median price \$1,030,000 Property Type House Suburb Greensborough

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	31 William St GREENSBOROUGH 3088	\$945,000	17/12/2025
2	35 Yando St GREENSBOROUGH 3088	\$895,000	27/10/2025
3	2 Elwers St WATSONIA NORTH 3087	\$975,000	25/10/2025

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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Indicative Selling Price

\$870,000 - \$950,000

Median House Price

December quarter 2025: \$1,030,000



 3  1  2

Property Type: House

Land Size: 579 sqm approx

Agent Comments

Comparable Properties



31 William St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  2

Price: \$945,000

Method: Auction Sale

Date: 17/12/2025

Property Type: House (Res)

Land Size: 570 sqm approx



35 Yando St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$895,000

Method: Private Sale

Date: 27/10/2025

Property Type: House

Land Size: 557 sqm approx

2 Elwers St WATSONIA NORTH 3087 (REI/VG)

Agent Comments

 3  1  2

Price: \$975,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 593 sqm approx

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